



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:44:32  
 Page 1

Assessment Data					Primary Image									
Account	660017174													
Parcel ID	000000-00-0-20010-007-0007													
Cadastral ID	30-20-15-01960													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	326662													
LEE, KEVIN TRACEY & MARY														
25902 S 4110 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	00207 ROLLINS													
Subdivision	CATOOSA O T													
Lot/Block	0007 / 0007	Parcel Size	1 - Lots											
Sec/Twn/Rng	30 / 20 / 15 / 5													
Neighborhood	1184 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19102933 -95.74759014														
Building Permits														
LOT 7 BLOCK 7 CATOOSA O T														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	LEE, JACQUELYN KIMBERLY &	01/08/2019	0	4					
					2625/725	LEE, NANCY JO	04/17/2017	0	WB					
					2449/8	LEE, NANCY JO	01/09/2015	0	WB					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	46,806	5,714	11%	629	Assessed	6,686	713.13					
Year Frozen	2005	Improvements	94,343	55,072		6,057	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	141,149	60,786		6,686	Total Taxable	6,686	713.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017174	LEE, KEVIN TRACEY &	1	132,499	0	6,368	679.00							
2024	2024-660017174	LEE, KEVIN TRACEY &	1	134,136	0	6,065	640.00							
2023	2023-660017174	LEE, KEVIN TRACEY &	1	89,397	0	5,776	593.00							
2022	2022-660017174	LEE, KEVIN TRACEY &	1	87,847	0	5,501	552.00							
2021	2021-660017174	LEE, KEVIN TRACEY &	1	97,907	0	5,239	461.00							
2020	2020-660017174	LEE, KEVIN TRACEY &	1	97,467	0	4,990	442.00							
2019	2019-660017174	LEE, KEVIN TRACEY &	1	92,276	0	4,753	427.00							
2018	2018-660017174	LEE, JACQUELYN KIMBERLY &	1	101,291	0	4,526	404.00							
2017	2017-660017174	LEE, JACQUELYN KIMBERLY &	1	100,378	1000	3,310	299.00							
2016	2016-660017174	LEE, NANCY JO &	1	97,186	1000	3,311	294.00							
2015	2015-660017174	LEE, NANCY JO &	1	97,899	1000	3,310	296.00							
2014	2014-660017174	LEE, NANCY JO &	1	99,934	1000	3,311	300.00							
2013	2013-660017174	LEE, NANCY JO &	1	92,863	1000	3,310	296.00							




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Date 04/16/2026  
Time 22:44:32  
Page 2

Lot Data	Square-Foot - NBHD 1184 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3582 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 15,602.00 x 3.00 = 46,806 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,806		 <p>660017174 11/04/25</p> <p>660017174_002.JPG 12/7/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,504 / 1,504
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	2 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	352 Attached Garage - Unfinished 1 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1958 / 51

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 152,924 101.68 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 153,840 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.69	<b>Total Misc Impr</b>	+ 16,125	<b>Roofing Adj</b>	+ 4.80	<b>Garage Cost</b>	+ 12,369
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 207,891	<b>Heat/Cool Adj</b>	+ 6.14	<b>Depreciation ( 56%)</b>	- 116,419
<b>Plumbing Adj</b>	+ 7.65	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 91,472
<b>Adj Base Cost</b>	= 119.28	<b>Lot Value</b>	+ 46,806	<b>Total Area</b>	x 1,504	<b>Indicated Value</b>	= 138,278
		<b>Value Per SqFt</b>	91.94	<b>Adjusted Cost</b>	= 179,397		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 91,472 <b>Lot Value</b> 46,806 <b>Indicated Value</b> 138,278 91.94 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 2,871 <b>Total Value</b> 141,149 93.85 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41392	320		320	25.93		8,298
EPSW	ENCLOSED PORCH - SOLID WALL	41393	16x7		112	69.88		7,827



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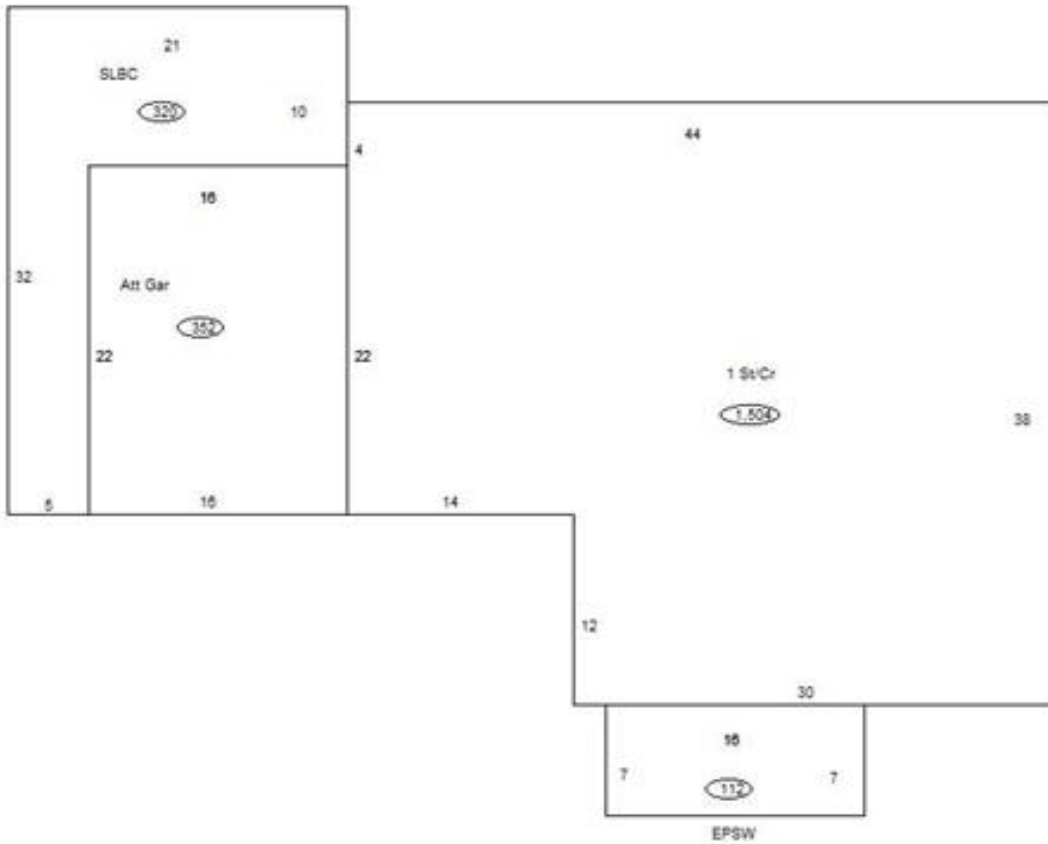
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Date 04/16/2026  
 Time 22:44:32  
 Page 3

Sketch Image

660017174



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,504	1.000	1,504
2	G	1		10	Att Gar	352	1.000	352
3	M	PRCH		10	SLBC	320	1.000	320
4	M	EPSW		10	EPSW	112	1.000	112
<b>Total Building Area</b>						<b>1,504</b>		<b>1,504</b>



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Date 04/16/2026  
 Time 22:44:32  
 Page 4

660017174

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	10x14x8	Plank	Composition Shingle	140
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b> Base Cost (20.11 x 140) 2,815		<b>Modifier Total</b>	<b>RCN</b> 2,815	<b>Depr (100% Phys/ % Func)</b> 2,815	<b>RCNLD</b>
	CPDT	CARPORT - DETACHED	24x44x8	Concrete	Formed Metal	1,056
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b> Base Cost (8.77 x 1,056) 9,261		<b>Modifier Total</b>	<b>RCN</b> 9,261	<b>Depr (69% Phys/ % Func)</b> 6,390	<b>RCNLD</b> 2,871